



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-00173

Date Received: 17 MAR 2014

Commission/Civic: _____

Existing Zoning: _____

Application Accepted by: AF

Fee: \$ 1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance

☐ Graphics Plan

☐ Special Permit

☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe _____

LOCATION

1. Certified Address Number and Street Name 3111 Hayden Road

City Columbus

State Ohio

Zip 43235

Parcel Number (only one required) 590-173371

APPLICANT

2. Name SAWMILL ATHLETIC CLUB, LLC

3. Address 470 OLDE WORTHINGTON RD. City/State WESTERVILLE, OH Zip 43082

4. Phone # 614.540.2400 Fax # 614.719.4638 Email _____

PROPERTY OWNER(S)

2. Name SAWMILL ATHLETIC CLUB, LLC

3. Address 470 OLDE WORTHINGTON RD. City/State WESTERVILLE, OH Zip 43082

4. Phone # 614.540.2400 Fax # 614.719.4638 Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name NICHOLAS C. CAVALARIS

9. Address 60 E. SPRING STREET, STE. 224 City/State COLUMBUS, OH Zip 43215

10. Phone # 614.419.2252 Fax # 614.453.8281 Email nick@cavalarislaw.com

SIGNATURES

11. Applicant Signature Nicholas Cavalaris

12. Property Owner Signature Nicholas Cavalaris

13. Attorney / Agent Signature Nicholas Cavalaris



14320-00173
3111 HAYDEN ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Apr 3 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3111 HAYDEN RD COLUMBUS, OH

Mailing Address: 3111 HAYDEN RD
COLUMBUS OH 43235

Owner: SAWMILL ATHLETIC CLUB LLC

Parcel Number: 590173371

ZONING INFORMATION

Zoning: Z74-015, Multi-family, PUD8
effective 6/5/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: CV12-055

Flood Zone: OUT

Airport Overlay Environs: N/A

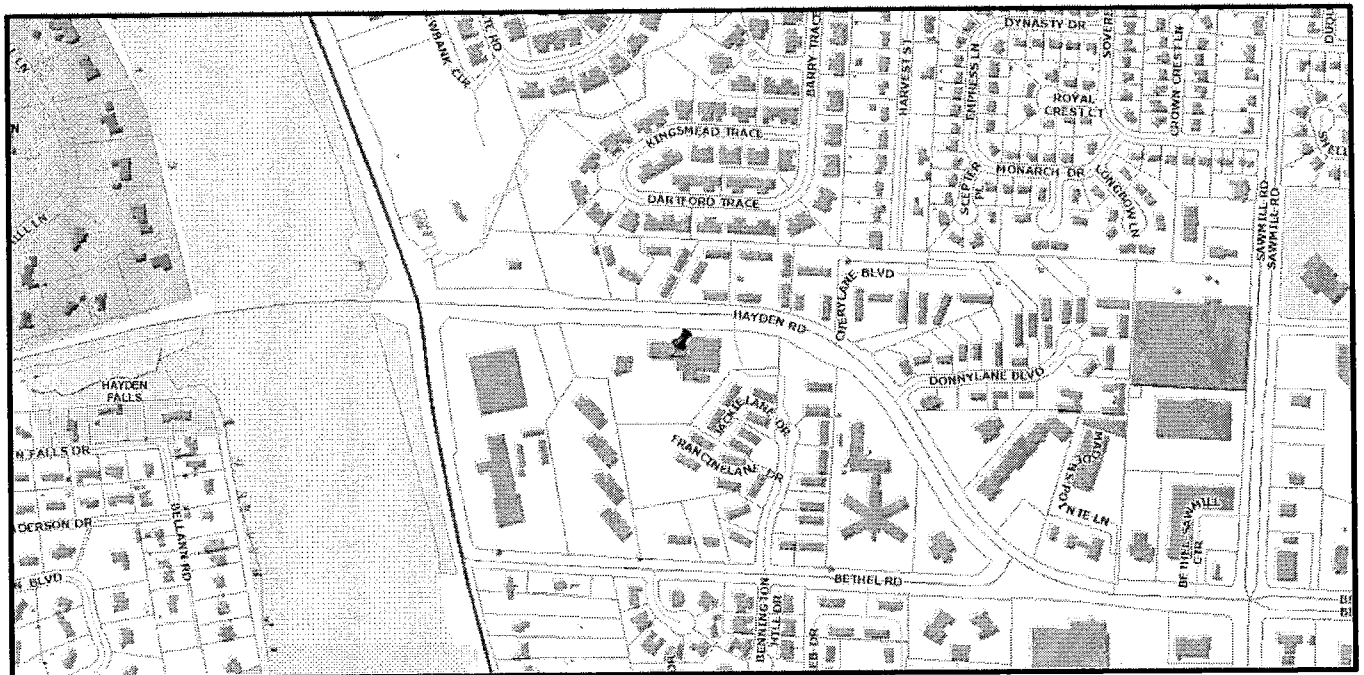
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

14320-00173

3111 HAYDEN ROAD

APPLICATION #

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME NICHOLAS CAVALARIS
of (1) MAILING ADDRESS 60 E. SPRING ST., SUITE 224, COLUMBUS, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 3111 HAYDEN ROAD, COLUMBUS, OH 43235
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) SAWMILL ATHLETIC CLUB, LLC
470 OLDE WORTHINGTON RD.
WESTERVILLE, OH 43082

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

SAWMILL ATHLETIC CLUB, LLC
(614) 540-2400

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) NORTHWEST CIVIC ASSOC.
ATTN: ROSEMARIE LISSKO
P.O. BOX 2034, COLUMBUS, OH 43220

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(see attached list)

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

(8)

Tucker Glin

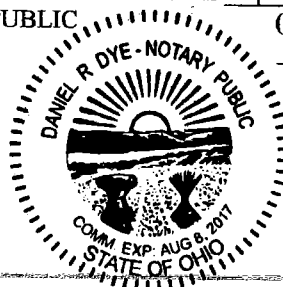
17 day of MARCH

Daniel R. Dye

AUG 8, 2017

, in the year 2014

Notary Seal Here





GRAPHICS COMMISSION APPLICATION

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STATEMENT OF HARDSHIP

14320-00173

3111 HAYDEN ROAD

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

(see attached)

Signature of Applicant

Walter C. C. C.

Date

3/14/14

HARDSHIP STATEMENT
SAWMILL ATHLETIC CLUB

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3111 HAYDEN ROAD

The applicant/owner, Sawmill Athletic Club, LLC, has been operating this commercial fitness and recreational facility at this location for more than 35 years. The facility is located on a 5.3 acre parcel zoned PUD-8 and is developed with a large fitness club facility, a smaller, commercial accessory building, and two outdoor swimming pools. In February 2013, the Columbus City Council approved a council variance (CV12-055) to permit the non-conforming commercial operations in the PUD-8 zoning district and also permitted C-3 uses for the accessory building located on site.

Due to the configuration of this parcel, conditions in this location, and drastic topographical change from the facility down to the river, visibility is challenging. The area slopes nearly 60 feet in elevation from the proposed sign location to the Hayden Road and Riverside Drive intersection approximately 700 feet away. A hill and mature street trees along the south side of Hayden Road block views of the facility from the road for motorists driving along Hayden Road. Given these conditions, the club has previously used temporary banners and yard signs to inform members about events and promotions. However, the proposed sign will consolidate on site messaging and eliminate the need for any future use of temporary signage. In addition, the club will commit to only showing content that promotes the principal uses permitted at this property, on site events and activities, and goods and services offered in connection with the on site events and activities.

In order to install this proposed sign, the applicant is required to obtain two variances to Columbus Code Sections 3376.09 and 3377.08(C). Section 3376.09 limits non-residential uses in residential districts (this is PUD-8) and states a nonresidential, nonconforming use situated in a residentially zoned district may display one or more permanent on-premises signs. Under Section 3376.09, sign copy is limited to name, logo and street address of the use except that a recreational use may utilize up to 50 percent of the graphic area of such signage for a manual changeable copy sign. This Section also states a non-conforming use with lot frontage having 300 ft. or more and set back more than 15 feet from the ROW is limited to a sign(s) 64 sq. ft. in size and 12 feet in height. In this case, the site has frontage greater than 300 ft. and a setback greater than 15 ft. The applicant is redesigning the west façade of the fitness club facility and modernizing what would be a permitted type of a manual changeable copy sign with a 9' x 12' sign having automatic changeable copy as depicted on the attachments. Due to the unique nature of this facility that offers many events and activities, this message board will aid in informing the patrons of such events and is consistent with the approved commercial uses and will not negatively affect the area given the 2013 council variance permitting the commercial, non-conforming uses.

Section 3377.08 (C) limits automatic, changeable copy signs to commercial areas zoned C-3, C-4, C-5 and M-Manufacturing. This site is zoned PUD-8 however, as

previously stated, a council variance was passed in 2013 that permitted this commercial fitness facility given its long history and the council variance also permits C-3 uses at the accessory building on site. Section 3377.08 (C) permits automatic changeable copy signs thus the proposed sign is consistent with the permitted uses granted under the council variance. As previously stated, a manual changeable copy sign is permitted under the current zoning and the applicant is requesting an automatic changeable copy sign to take advantages associated with a modern digital sign as opposed to manual changeable copy sign, reducing clutter, and to consolidate messaging on site. At least three other automatic changeable copy signs exist in close proximity – two adjacent at the Straders' Garden Center and one at CVS on Bethel and Sawmill Roads. The proposed sign is consistent with the approved uses and will not adversely impact the character of the area.

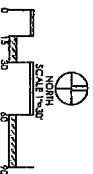
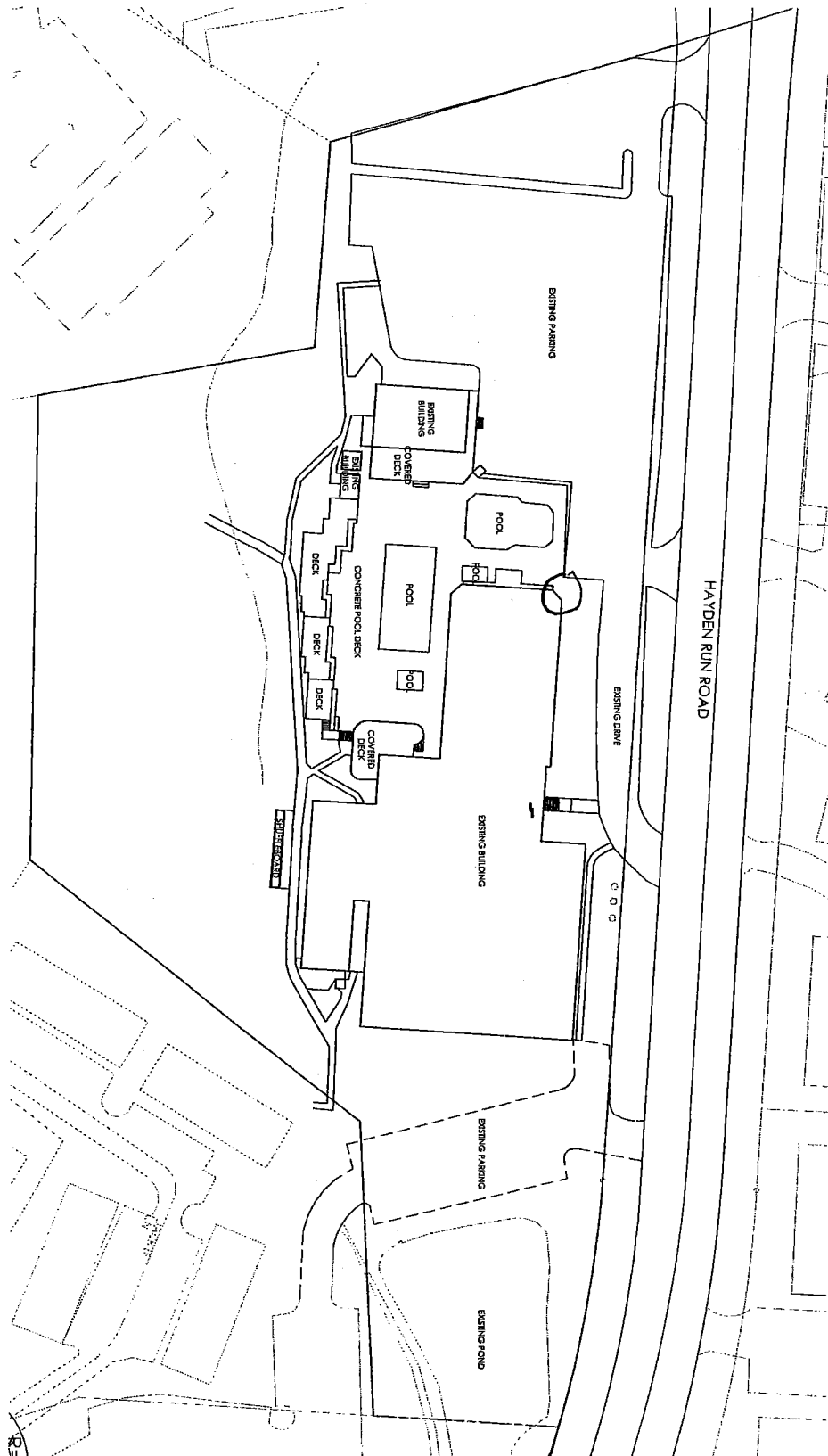
Udell Chlin
3/14/14

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HAYDEN RUN ROAD

SAWMILL ATHLETIC CLUB
PREPARED FOR SAWMILL ATHLETIC CLUB, LLC

THE UNIVERSITY OF CHICAGO



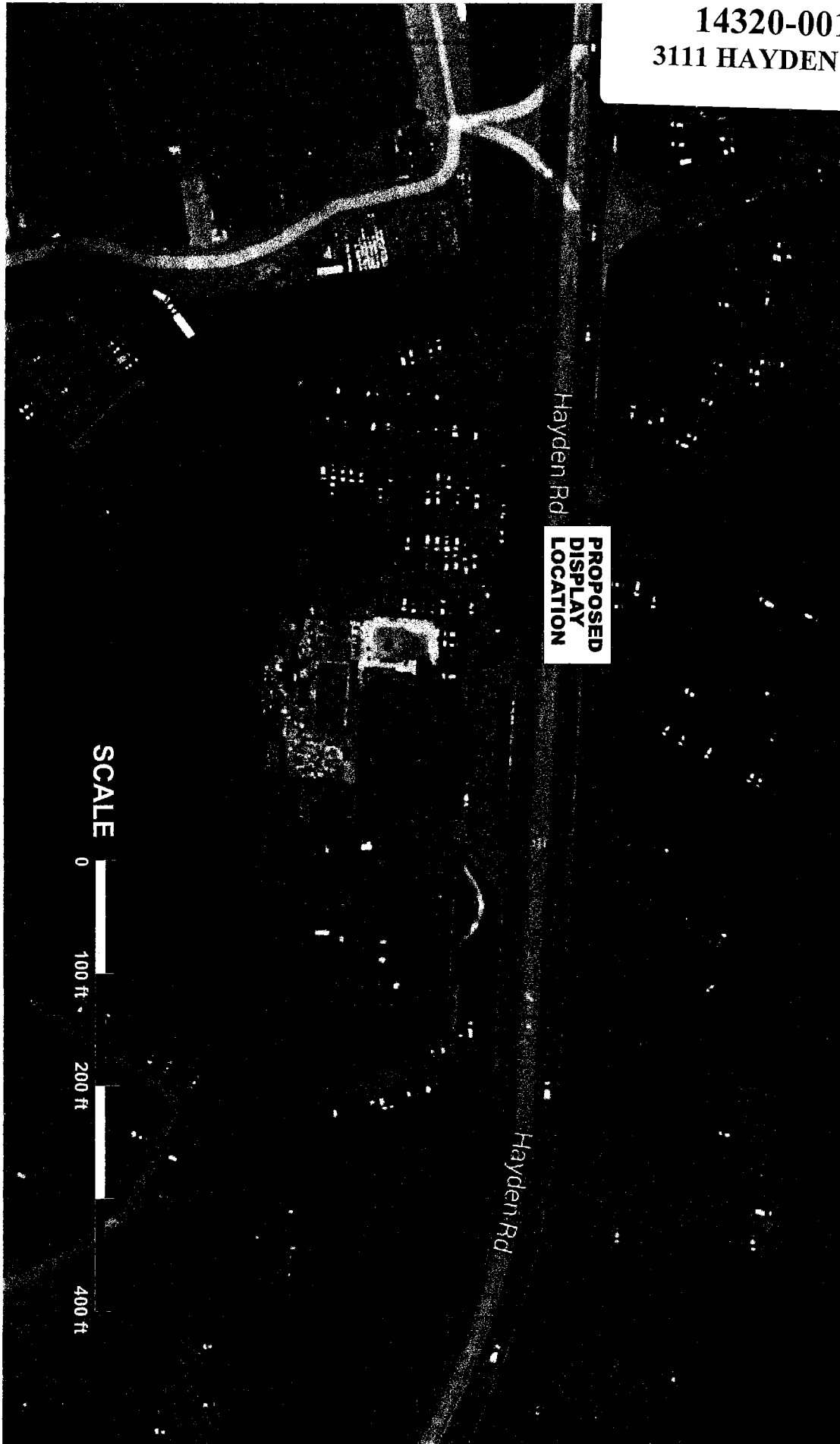
Paris Planning & Design

LAND PLANNING	+	LANDSCAPE ARCHITECTURE
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242 N. 5th Street
P.O. Box 1141
St. Paul, MN 55101
Tel: 612-222-1544
Fax: 612-222-1544
www.parisplanning.com

Susan J. Jell
Columbus, OH 43215
Tel: 614-291-1544
Fax: 614-291-1544
www.parisplanning.com

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SCALE



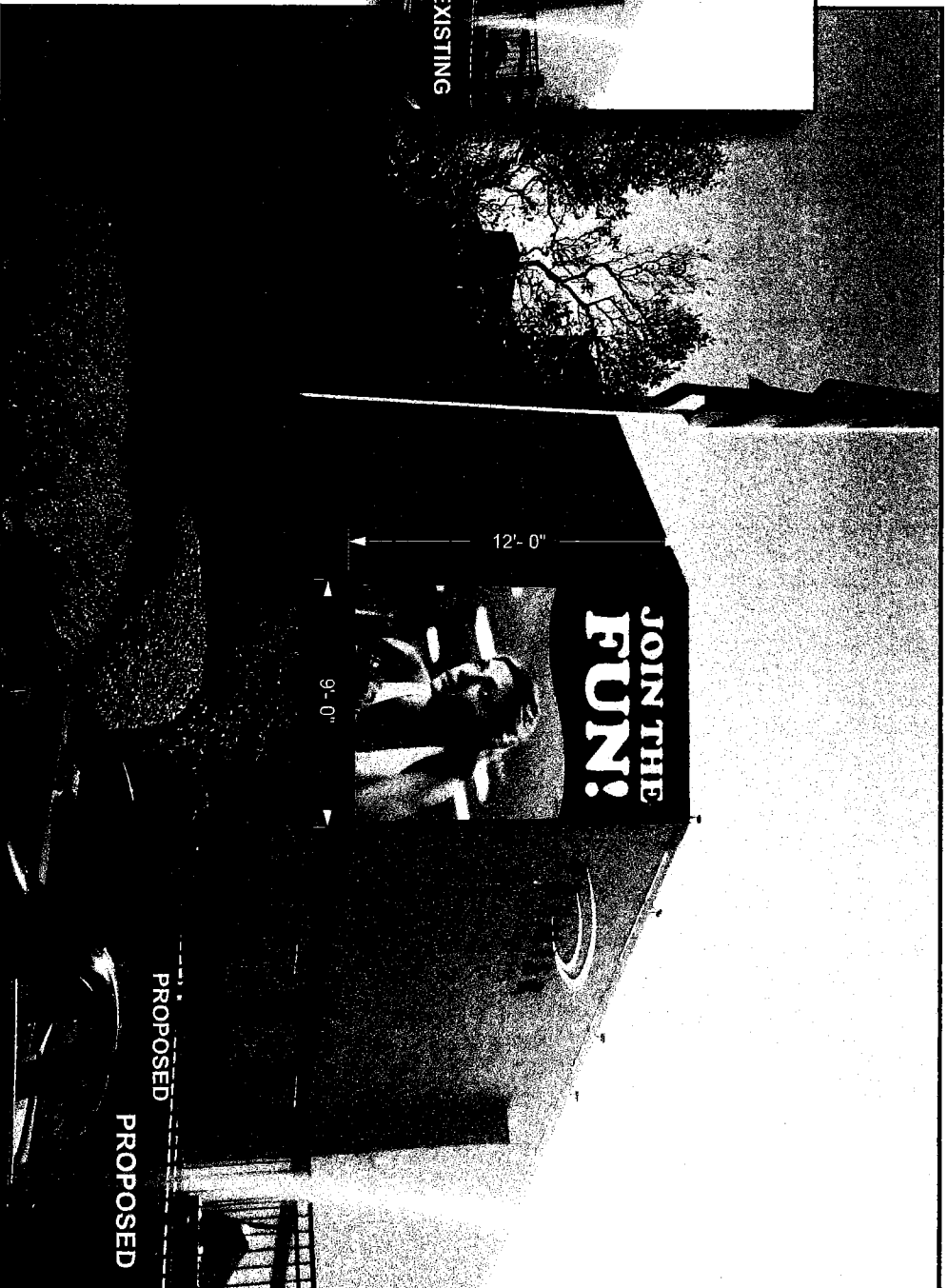
14320-00173
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A VIDEO BOARD RENDERING

SCALE: 1/4" = 1'-0"

- 9'-0" wide x 12'-0" high VIDEO SCREEN
- BLACK BORDERS AND RETURNS
- 16MM PITCH FULL COLOR BOARD MOUNTED ON CORNER WALL CENTERED HORIZONTALLY AND VERTICALLY ABOVE ACCENT BAND



diversitysource

2155 Dublin Rd. Columbus, OH 43228 Phone: 614.340.2155 Fax: 614.340.2156	CUSTOMER	PREMIER AT SAWMILL Columbus, OH	SHEET	1	This is an original unpublished drawing created by Diversity Source. It is submitted as a preliminary design and is not to be used, reproduced, copied, or published in any fashion. This drawing is the property of Diversity Source.
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